

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-23-2008 – 201 Commerce Center Subdivision

SYNOPSIS:

Applicant: Argent Group
Proposal: Final Plat Approval
Location: 4411 West 2100 South
Zoning: M

BACKGROUND:

The proposed subdivision is being requested in order to divide the existing property into industrial building lots. The subdivision plat will also dedicate a portion of Links Drive. Although the subdivision comprises 2 lots, lot 2 will eventually be amended as additional development occurs within the subdivision. Another purpose of the subdivision will be to provide dedication of a new City street on the east side of lot 1.

Access will be gained by the 2100 South frontage road and from Links Drive. The developer will be dedicating additional right-of-way on the east side of lot 1. The cross section to be used here as well as future rights-of-way will be 66 feet. A parkstrip and sidewalk will be located on one side of the roadway which is standard in the manufacturing zone.

The dedication of Links Drive is critical for the pending development of Quartzdyne. Links Drive has been in use for many years providing access to the Stonebridge Clubhouse. In order for this road to be public, Zion's Securities has provided a deed to the City for the existing right-of-way. The City in turn will sign the plat making the dedication official.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager